



CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council

DATE: August 28, 2014

FROM: John McDonough, City Manager

AGENDA ITEM: A Resolution to Authorize the City Manager and City Staff to take Certain Actions in Connection with the Implementation of the Master Plan and the Development of City Center

MEETING DATE: For Submission onto the September 2, 2014, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: *(Attach additional pages if necessary)*

See attached:

Memorandum
Resolution

APPROVAL BY CITY MANAGER:  **APPROVED**

PLACED ON AGENDA FOR: 09/02/2014

CITY ATTORNEY APPROVAL REQUIRED: (☒) YES (☐) NO

CITY ATTORNEY APPROVAL: 

REMARKS:



To: Honorable Mayor and City Council Members

From: John McDonough, City Manager

Date: August 29, 2014: For Submission onto the September 2, 2014 City Council Agenda

Agenda Item: Resolution to Authorize the City Manager and City Staff to Take Certain Actions in Connection with the Implementation of the Master Plan and the Development of City Center

City Manager's Recommendation:

The City Manager's Office recommends that City Council approve the attached resolution.

Background and Discussion:

On August 27, 2014, a special called meeting was held for the purpose of providing Council and the community an update regarding key components of the Phase I Implementation of City Center. The update was provided by the City Manager and members of the City Center development team, including Carter/Selig, Rosser International and jB+a ("Development Team"). In a power point presentation, the Development Team offered four (4) site development options and presented a programming summary for the following key components: parking; government space; retail space; meeting space; performing arts center; multi-function facility; and residential.

Following the presentation, the community was provided opportunity for comment. The overwhelming majority of comments reflected favorably on the development of City Center as presented.

The City Manager's office and City staff now desire direction from City Council regarding further implementation of the Master Plan, specifically regarding the performing arts center, site development program and overall City Center program budget, as described in the attached resolution.

Financial Impact:

Based on projected cost estimates provided in the attached resolution, the total estimated project cost is up to approximately \$196,600,000.

Attachment:

Resolution

CITY MANAGER

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO AUTHORIZE THE CITY MANAGER AND CITY STAFF TO
TAKE CERTAIN ACTIONS IN CONNECTION WITH THE IMPLEMENTATION
OF THE MASTER PLAN AND THE DEVELOPMENT OF CITY CENTER**

WHEREAS, the City of Sandy Springs ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with providing public services to its residents; and

WHEREAS, the City has determined that it is necessary to develop a City center and infrastructure project ("City Center"); and

WHEREAS, following a year-long planning process which included multiple public open forum and stakeholder meetings inviting input, the Sandy Springs City Council ("City Council") adopted its master plan for City Center ("Master Plan") on December 18, 2012; and

WHEREAS, on January 30, 2013, a proposed Phase I Implementation Plan ("Phase I Implementation") for City Center, providing a strategy and roadmap to steer re-development in the City and accomplish the goals set forth in the adopted City Center Master Plan, was presented to City Council at its open meeting retreat; and

WHEREAS, among the goals of the Master Plan and the Phase I Implementation are the following:

1. To create a unique, vibrant, walkable City Center rich in amenities desired by the community, such as commercial retail, recreational and cultural facilities;
2. To catalyze significant market-driven private investment in City Center to achieve development goals and strengthen the project's ability to support the City's fiscal goals;
3. To create an appropriate setting for a new civic/cultural center that functions as a place of community activity and identity;
4. To create a comprehensive infrastructure to support City Center, which would include: walkable streets, stormwater, traffic flow, transit services, bicycling facilities, parking, utilities and signage;
5. To introduce a green space network that accommodates a variety of activities, draws activity from new development, and ties together City Center, City established neighborhoods, and existing open spaces; and

WHEREAS, the Phase I Implementation calls for developing a process to determine public facility needs, including but not limited to administrative offices, meeting facilities, performing arts center, structured parking, and green spaces; and

WHEREAS, the Phase I Implementation calls for determining project management needs and implementing a process in response for private sector involvement through

solicitations utilizing appropriate scopes of work and experienced evaluation teams to make recommendations to City Council for project management for City Center to ensure the City receives a high-quality project on time and within budget; and

WHEREAS, the Phase I Implementation acknowledges that the success of the Phase I Implementation will be determined, in large part, by the following key elements: project leadership; selection of program manager; selection of private partners; coordination of tasks; public support; and communication of project actions; and

WHEREAS, on February 5, 2013, City Council, by resolution in regular session ("Phase I Resolution"), approved the Phase I Implementation as presented at Council retreat in January 2013, and authorized the City Manager and staff to proceed with the necessary steps to implement the Master Plan; and

WHEREAS, in furtherance of City Council's Phase I Resolution, the City Manager and City staff have undertaken the following activities towards successful implementation of the Master Plan:

1. In August 2013, City staff conducted a two step procurement process to select a Master Developer to partner with the City for Phase I Implementation, resulting in City Council approval on June 17, 2014 of Carter/Selig Enterprises as the proposed Master Developer and authorizing the City Manager to enter into a ninety (90) day period to negotiate a development agreement;
2. In December 2013, City staff conducted a procurement process to select an architect for the civic facility contemplated by the Master Plan, resulting in City Council approval on March 4, 2014 of Rosser International to lead the design process;
3. In January 2014, Kimley-Horn and Associates, Inc. conducted a study to determine parking needs for City Center;
4. In January 2014, City staff conducted a procurement process to select a landscape architect for the civic facility contemplated by the Master Plan, resulting in City Council approval on April 15, 2014 of jB+a as the landscape architect;
5. In July 2014, the Mayor formed an advisory committee composed of key stakeholders in the community for the purpose of providing input in the development process during Phase I Implementation;
6. In July 2014, Johnson Consulting conducted a study to determine the feasibility of a performing arts facility for City Center;
7. On July 9, 2014 and July 23, 2014, City Council held special called meetings to consider the feasibility of a performing arts center;
8. On July 10, 2014, the City launched an online feedback form for public comment on the desirability of a performing arts facility as a part of City Center;
9. On July 24, 2014, the City conducted a public open house to solicit feedback regarding the feasibility of a performing arts facility;

10. On August 19, 2014, the City launched an online survey for public input regarding desired retail in City Center; and

WHEREAS, the selections of Carter/Selig Enterprises (Master Developer), Rosser International (Architect), and jB+a (Landscape Architect) resulted in the formation of the Master Development Partner Team (“Development Team”); and

WHEREAS, the Development Team has worked diligently with the City Manager, City staff, Mayor and Council and key stakeholders to develop design options for key components of City Center in furtherance of the goals stated in the Master Plan and the Phase I Implementation; and

WHEREAS, on August 27, 2014, City Council held a special called meeting for the purpose of providing Council and the community with an update regarding key components of the Phase I Implementation and providing the community with opportunity for comment; and

WHEREAS, at the August 27, 2014 meeting, the Development Team offered four (4) site development options and presented a programming summary for the following key components: parking; government space; retail space; meeting space; performing arts center; multi-function facility; and residential; and

WHEREAS, at the August 27, 2014 meeting, the City Manager presented a proposed project budget with an overall conceptual estimate for the design concept recommended by City staff and the Development Team based on input and feedback from community, stakeholders, and Mayor and Council; and

WHEREAS, at the August 27, 2014 meeting, interested members of the community gave public comment and the vast majority of comments reflected favorably on the City Center development as presented; and

WHEREAS, considering the options presented at the August 27, 2014 meeting, City Council now desires to provide direction to the City Manager and City staff regarding further implementation of the Master Plan, specifically the performing arts center, site development program and overall City Center program budget;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sandy Springs, Georgia, while in regular session on September 2, 2014, at 6:00 p.m., as follows:

1. City Council hereby adopts the site development plan for City Center designated as Concept Diagram 04, attached hereto as Exhibit “A”, including the elements described in Option 4 of the Programming Summary attached hereto as Exhibit “B”; and
2. City Council hereby acknowledges that Option 4 of the Programming Summary includes a 1000 seat performing arts center with a black box, described as Type B+ on the Performing Arts Center Comparison attached hereto as Exhibit “C”, and authorizes the City Manager and City staff to proceed on that basis; and

3. City Council hereby adopts, as the project budget, the Overall Conceptual Estimate – Concept 1, attached hereto as Exhibit “D”, which indicates a total estimated program cost of up to approximately \$196,600,000; and
4. City Council hereby authorizes the City Manager and City staff to take such actions as necessary to implement and further the goals of the Master Plan, including making modifications to the approved site development plan as deemed necessary or desirable, recognizing the need for some flexibility, so long as such modifications conform to the overall intent of the Master Plan; and
5. Subject to established City procurement policies, City Council hereby authorizes the City Manager to execute any documents and to take any other steps which may be necessary to effectuate the intent of this resolution; and
6. The City Manager shall provide regular updates to City Council on actions taken in furtherance of this resolution; and
7. To the extent any portion of this resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this resolution.
8. This resolution shall take effect immediately.

RESOLVED this the _____ day of _____, 2014.

Approved:

Russell K. Paul, Mayor

Attest:

Michael Casey, City Clerk

(SEAL)

EXHIBIT "A"

Concept Diagram 04

SANDY SPRINGS CITY CENTER

Sandy Springs City Center concept diagram 04

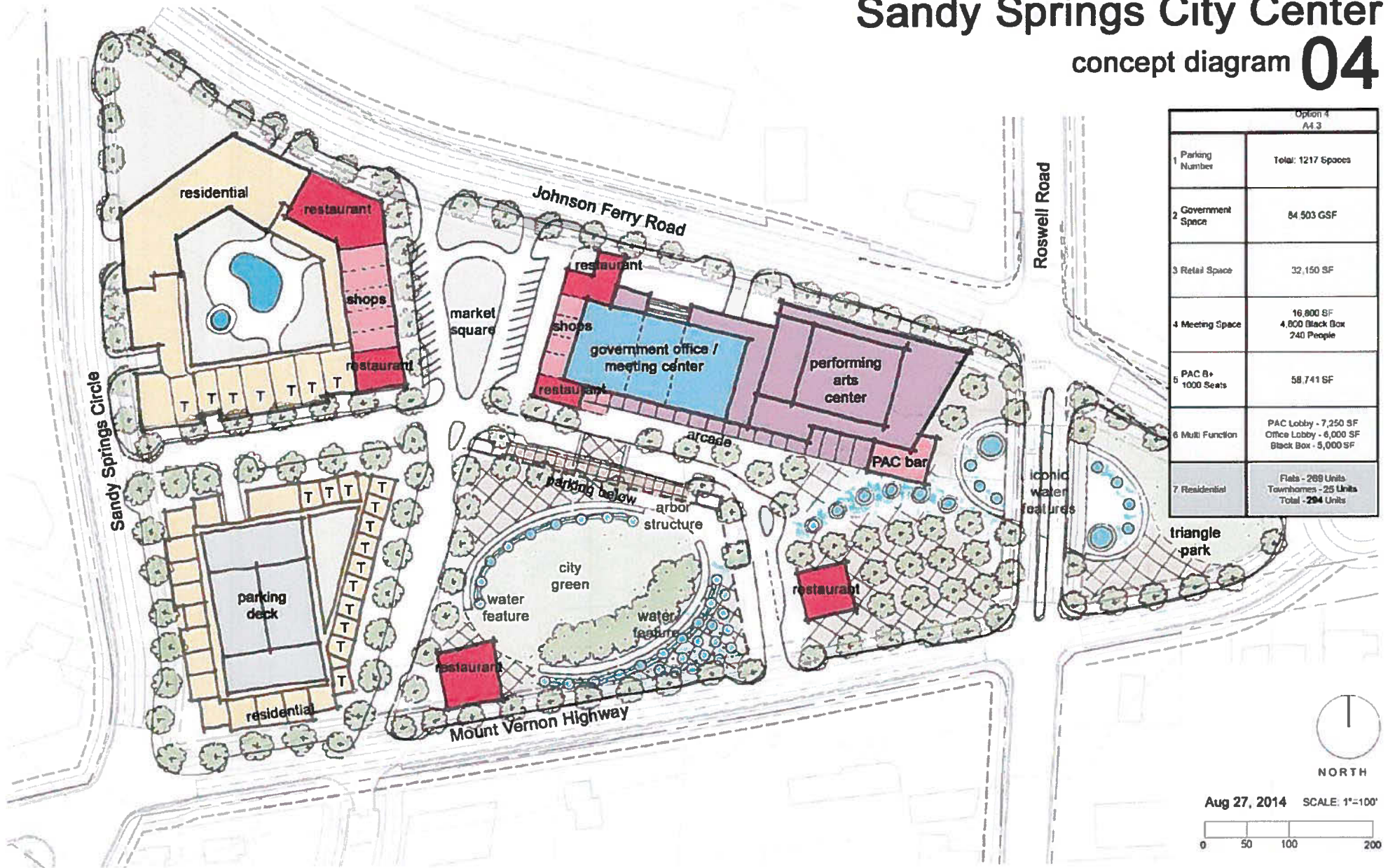


EXHIBIT "B"

Programming Summary (Option 4)

SANDY SPRINGS CITY CENTER

Programming Summary

	Option 1	Option 2	Option 3	Option 4
1 Parking Number	1,422 Spaces	1,217 Spaces	1,232 Spaces	1,217 Spaces
2 Government Space	84,503 GSF	84,503 GSF	84,503 GSF	84,503 GSF
3 Retail Space	29,500 SF	31,650 SF	31,650 SF	32,150 SF
4 Meeting Space	46,519 SF	24,000 SF 5,500 Mtg Space 260 People	16,800 SF 4,800 Black Box 240 People	16,800 SF 4,800 Black Box 240 People
5 PAC B+ 1000 Seats	58,741 SF	58,741 SF	58,741 SF	58,741 SF
6 Multi-Function	PAC Lobby - 7,250 SF 250 Banquet (DNI Upper Lobby) Office Lobby - 6,000 SF 300 Banquet	PAC Lobby - 7,250 SF 250 Banquet Office Lobby - 6,000 SF 300 Banquet	PAC Lobby - 7,250 SF 250 Banquet Office Lobby - 6,000 SF 300 Banquet Black Box - 4,800 SF 240 Banquet	PAC Lobby - 7,250 SF 250 Banquet Office Lobby - 5,000 SF 250 Banquet Black Box - 4,800 SF 240 Banquet
7 Residential	Flats - 269 Units Townhomes - 25 Units Total - 294 Units	Flats - 269 Units Townhomes - 25 Units Total - 294 Units	Flats - 269 Units Townhomes - 25 Units Total - 294 Units	Flats - 269 Units Townhomes - 25 Units Total - 294 Units

EXHIBIT "C"

**Performing Arts Center Comparison
(Type B+)**

SANDY SPRINGS CITY CENTER

Performing Arts Center Comparison

	Type B	Type B+	Type C
Description	Medium Performing Arts Facility: 1. Medium Stage - 3,000 SF (40'x75') 2. Proscenium - 22'x38' 3. Small Fly Loft - 55' 4. Orchestra Pit 5. Medium Back of House 6. Cinema/Concert Seating 7. Soft Acoustic House	Medium Performing Arts Facility: 1. Med./Dance Stage - 3,744 SF (48'x78') 2. Proscenium - 24'x38' 3. Small Fly Loft - 55' 4. Orchestra Pit 5. Large Back of House 6. Theater Seating	Full Performing Arts Facility: 1. Large Stage - 4,370 SF (47'x93') 2. Proscenium - 28'x48' 3. Large Fly Loft - 70' 4. Orchestra Pit 5. Large Back of House 6. Theater Seating 7. Flexible Acoustic House
1000 Seats Project Cost	\$26,300,000 - \$29,500,000	\$37,700,000 - \$41,700,000	\$41,500,000 - \$47,700,000
800 Seats Project Cost	\$25,300,000 - \$28,300,000	\$35,000,000 - \$38,600,000	\$39,700,000 - \$45,300,000
600 Seats Project Cost	\$24,000,000 - \$26,800,000	\$32,500,000 - \$35,700,000	\$37,500,000 - \$42,600,000

Variables:

- Amount of sloped vs. flat floor
- Configuration of upper level seats
- Finishes
- Lighting
- Combined vs. separate service areas
- Phasing and escalation
- Acoustics

EXHIBIT "D"

Overall Conceptual Estimate – Concept 1

SANDY SPRINGS CITY CENTER

Overall Conceptual Estimate - Concept 1

Sandy Springs City Center Program Summary

Project	Function	Estimated Budget
PAC	Performing Arts Center ("B+")	\$37.7MM - \$41.7MM
Public Meeting	Flexible Ballroom/Meeting Space	\$18.9MM - \$25.2MM
Office Building	City and Private Offices	\$26MM - \$32MM
Parking	Subgrade / Surface	\$39MM - \$45MM
Park and Infrastructure	Green, Roads, Util (CC blk)	\$18MM - \$23MM
Artwork	Various sculptures / features within City Center	Est \$500K
Mt Vernon Rd Improvement Project	Road Widening, Pkg, Mt V/SS Cir Intersection, Bluestone	\$3.8MM (not incl util or ROW)
Sandy Springs Circle Streetscape Improvements	SS Cir (Mt V inter. to JFR) Typ Streetscape Section including Multi-use	\$1.5MM (not incl util or ROW)
Johnson Ferry Road Streetscape Improvements	JFR (Roswell to SS Cir) Typ Streetscape Section	\$1.5MM (not incl util or ROW)
Utility Program	Utilities for Streetscape / Rd improvement, Elec relocation	Est \$22.4MM
Total Estimated Program		Approx. \$169.3MM - \$196.6MM

Based on conceptual cost estimates